

Single Family Residence **RESIDENTIAL**

3604 ROSALIE ST

SIMI VALLEY, CA 93063

\$750,288 TopHap Estimate · \$474 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,582 ft²
LIVING AREA

0.16 ac
LOT SIZE

1964
YEAR BUILT

1
STORIES

8
ROOMS

2
PARKING

VALUATION

\$750K

\$701K low

\$799K high

Last Sale

\$680,000 · Aug 25, 2023

Est. Owner Equity

\$82,605

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$8,297 (2025)
Assessed Value	\$707,472
Previous Assessed	\$693,600

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

Patio · 253 ft²

Porch · 80 ft²

CLIMATE RISK

1
FLOOD

58
WILDFIRE

45
HEAT

30
STORM

85
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 14, 2023	Resale	Grant Deed	\$680,000	\$430	\$668K
Jan 8, 2004	Resale	Grant Deed	\$340,000	\$215	\$272K
Jan 4, 2002	Non-arms-length	Grant Deed	\$180,000	\$114	\$171K
Jun 25, 2001	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garden Grove Impact Academy	Elementary	KG–6	0.4 mi
Hillside Middle School	Middle	6–8	1.9 mi
Simi Valley High School	High	9–12	2.4 mi

District: Simi Valley Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 93063

72 CRIME INDEX	114 AIR POLLUTION	54,519 POPULATION	\$112K MEDIAN IN-COME	63°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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